

LOT 6 HS P-15-M-4  
 TRACT 1 LYING IN LOT 6 HS  
 OR 22 P 629 OR 57 P 437

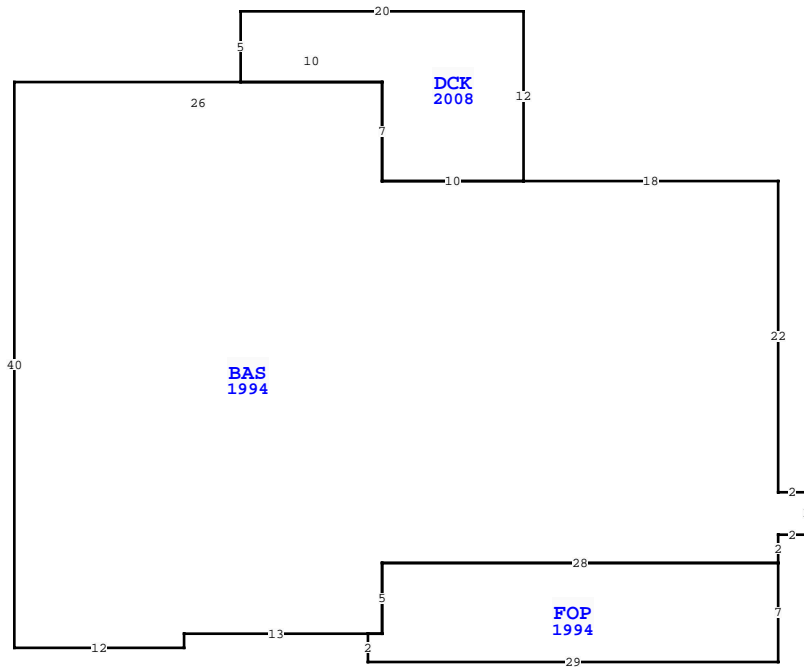
FORMAN JR HAMILTON C/FORMAN JENNIFER C  
 2626 NE 16TH STREET  
 FORT LAUDERDALE, FL 33304

**2024**

00-00-006-000-06288-000

ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR	STEM 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	11		CLAY TILE	50	
Interior Floo	14		CARPET	50	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	1		MKT AREA	12	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1994	1,788	141,700
DCK	170	10	2008	17	1,348
FOP	198	30	1994	59	4,676
TOTALS	2,156			1,864	147,723

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,864	117.5000	111.62	208,060	1994	1994	0	0	29.00	71.00		
1 SINGLE FAM 0% - 0 Heated Area: 1788 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				147,723	
TOTAL MARKET OB/XF VALUE				448	
TOTAL LAND VALUE - MARKET				37,500	
TOTAL MARKET VALUE				185,671	
SOH/AGL Deduction				0	
ASSESSED VALUE				185,671	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				185,671	
TOTAL JUST VALUE				185,671	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				187,559	
FR, 5 YR CK. NC					
5 YR PRCL CH, N/C					
HWY - RD NAME APPROVED 11-12-2014					
PHY.ADD.CHG NEW STREET - OLD #5924 COASTAL					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U / V I /	RSN CD	SALE PRICE
0614/0416	8/18/2005	WD Q	I		192,500
GRANTOR: DICKENS JR					
GRANTEE: FORMAN					
0567/0220	1/14/2005	WD U	I		110,000
GRANTOR: JP MORGAN CHASE					
GRANTEE: DICKENS					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1994] W18 DCX=[YR=2008] N12 W20 S5 E10 S7 E10\$ W10 N7 W26 S40 E12 N1 E13 FOP=[YR=1994] S2 E29 N7 W28 S5 W1\$ E1 N5 E28 N2 E2 N3 W2 N22\$.					

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0700	PORT BLDG	0	0	8	10		8.00	100	2008	2008	3	70	448	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							